

**The City of Springfield, Ohio
City Commission Regular Meeting Minutes
Tuesday, August 17, 2021 – 7:00 p.m.
City Hall Forum**

The meeting was called to order by President Copeland. Roll call was answered by Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland. Mr. O'Neill was absent.

The invocation was offered by Mr. Copeland, who then led the assembly in the Pledge of Allegiance.

On motion of Dr. Estrop, seconded by Mr. Rue, members approved the minutes of the August 3, 2021, Executive Session and Legislative Meeting as presented.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

FIRST READINGS—ORDINANCES

The following legislation was read by title only for the first time and requires presentation at a second regular meeting before vote on passage:

197-21 Vacating the first alley north of Selma Road from Cypress Street southeast to the first intersecting alley, being approximately 150 feet.

198-21 Vacating the first alley east of Eden Avenue from Mulberry Street north to the first intersecting east-west alley.

213-21 Authorizing the City Manager to enter into a Purchase Agreement for Real Estate for the purchase of certain real property located at 811 Burt Street from Roundtree Home Solutions, LLC for an amount not to exceed \$300,000.00; and authorizing the City Manager, Law Director and the Director of Finance to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said Purchase Agreement and to comply with all relevant local, state and federal legal requirements.

Dr. Estrop noted the proposed property purchases for Item Numbers 213-21 and 214-21 would utilize American Rescue Plan Act (ARPA) funds. Dr. Estrop requested discussion of the planned usage of the ARPA funds allocated to the city at a work session. City Manager Heck noted the federal regulations for usage were not finalized, but a work session on September 28, 2021, would be scheduled.

Mr. Rue inquired about the funding's timeline. Finance Director Beckdahl noted staff is working to act on some of the projects ahead of price increases and supply chain issues. Mr. Heck stated the timeline for using these funds include encumbrances by the end of 2024 and final expenditures by 2026. Mr. Heck added staff intends to use the City Commission's adopted goals and objectives as guidelines for identifying projects.

Upon question from Mrs. Chilton, Mr. Heck noted that the proposed property acquisition would be used for a replacement fire station. Redevelopment of the former industrial site would also eliminate two combined storm sewer overflow locations.

214-21 Authorizing the City Manager to enter into a Purchase Agreement for Real Estate for the purchase of certain real property located at 2040 South Limestone Street from Neilson Property, LTD for an amount not to exceed \$314,500.00; and authorizing the City Manager, Law Director and the Director of Finance to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said Purchase Agreement and to comply with all relevant local, state and federal legal requirements.

177-21 Accepting the application for annexation of certain territory containing 72.68 acres, more or less, in Springfield Township and commonly known as the South Burnett/East Leffel Lane Annexation Area to The City of Springfield, Ohio.

215-21 Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with William L. Wilcox, Jr. to provide for sewer services to real property outside the City limits.

~~~~~ Next regular City Commission meeting: August 31, 2021. ~~~~~

**ITEM ADDED TO THE AGENDA: FIRST READING—ORDINANCE**

The following legislation was read by title only for the first time and requires presentation at a second regular meeting before vote on passage:

**219-21      Declaring the improvement to certain parcels to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); providing for the collection and deposit of service payments and specifying the purposes for which those service payments may be expended; and authorizing school compensation payments.**

Dr. Estrop asked for further detail on the proposed legislation. Mr. Heck explained the request is to create a Tax Increment Financing (TIF) District for the proposed Redwood Apartment development area north of the Kingsgate Common Subdivision. The developer recently requested rezoning for 94 high-end apartments.

~~~~~ Next regular City Commission meeting: August 31, 2021. ~~~~~

SECOND READINGS—ORDINANCES

The following legislation was presented for a second time:

199-21 Ordinance No. 21-244: Authorizing the Finance Director to purchase 3,850 tons of rock salt for the 2021-2022 winter season from American Rock Salt Co LLC for an amount not to exceed \$240,779.00, through the Ohio Department of Transportation Cooperative Purchasing Program in accordance with the provisions of Section 5513.01(B) of the Ohio Revised Code.

On motion of Dr. Estrop, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

200-21 Ordinance No. 21-245: Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with Alexander Jarred Robinson and Janiece Robinson to provide for sewer services to real property outside the City limits.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

155-21 Ordinance No. 21-246: Confirming and approving Change Order No. 2 to the contract between the City and Arcon Builders for the White Box Retail Space Build-Out Project, to increase the contract in an amount not to exceed \$21,841.97, for a total amount not to exceed \$385,220.97; and authorizing the City Manager to execute said Change Order No. 2.

Dr. Estrop asked for additional detail on Change Orders No. 2 and No. 3 on this agenda for the parking garage's retail areas. Mr. Heck noted the changes relate to additional preparation of the retail spaces along Fountain Avenue. Mr. Heck noted agreements with tenants were close to finalization.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

250-16 Ordinance No. 21-247: Authorizing the City Manager to enter into Amendment D to the Engineering Services Agreement with Black & Veatch Corporation for the Primary Effluent Pumps Replacement Evaluation and Design Project, to increase the contract for an amount not to exceed \$574,710.00, for a total amount not to exceed \$1,364,840.00; and to extend the completion date to June 1, 2023.

Upon question by Dr. Estrop, Service Director Moore explained the existing agreement allows the engineering company to provide services as the project progresses and change orders address needs as determined.

On motion of Mrs. Chilton, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

EMERGENCY ORDINANCES

The following emergency legislation was presented for the first time:

155-21A Emergency Ordinance No. 21-248: Confirming and approving Change Order No. 3 to the contract between the City and Arcon Builders for the White Box Retail Space Build-Out Project, to increase the contract in an amount not to exceed \$21,869.63, for a total amount not to exceed \$406,407.14; authorizing the City Manager to execute said Change Order No. 3; and declaring an emergency therein.

Mrs. Chilton asked for the timeline of the project. Mr. Heck noted the retail space should be completed in October and tenants could be moved into the spaces by the end of the year.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

216-21 Emergency Ordinance No. 21-249: Authorizing the acceptance of a donation from the Springfield Citizens Police Academy Alumni Association of two (2) new body shields, with a total value of \$4,111.94; and declaring an emergency therein.

Dr. Estrop and Mr. Copeland thanked the Alumni Association for their generosity.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

36-21 Emergency Ordinance No. 21-250: Authorizing the City Manager to enter into Amendment No. 1 to the contract with Miller's Property Service, LLC for weed cutting and lot clearing services as needed by the City, to increase the contract in an amount not to exceed \$30,000.00 for a total amount not to exceed \$80,000.00; confirming and approving related expenditures from August 5, 2021 to the passage of this Ordinance; and declaring an emergency therein.

Mrs. Chilton asked for additional detail on the proposed contract increase. Community Development Deputy Director Thompson explained equal contracts were originally awarded to five companies, but one of the providers

dropped out of the program. Miller's Property Service has provided more of the services than anticipated requiring an increase in their agreement.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

217-21 Emergency Ordinance No. 21-251: Authorizing the City Manager to enter into a Subrecipient Funding Agreement (ARPA SLFRF Funding for Security Assistance at Emergency Shelters) with Interfaith Hospitality Network, Inc. ("IHN") to provide funding for security assistance at non-congregate emergency shelters for an amount not to exceed \$300,000.00 over a three-year period; authorizing the City Manager, Law Director and the Director of Finance to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said Subrecipient Funding Agreement, and to comply with all relevant local, state and federal legal requirements; and declaring an emergency therein.

Mr. Rue asked Community Development Director Meadows to explain how the City has assisted displaced and homeless citizens throughout the housing crisis. Mrs. Meadows stated partner agency Interfaith Hospitality Network (IHN) typically assisted 55 individuals per month with transitional housing prior to the crisis. Due to the COVID-19 pandemic and related social distancing guidelines, IHN is currently serving 347 individuals in non-congregate housing at area hotels plus additional families. The proposed funding agreement assists IHN with security in those settings.

Mr. Rue asked about next steps for those who are utilizing the emergency shelters, and Mrs. Meadows explained vouchers from Springfield Metropolitan Housing Authority may be use for rental assistance in apartments and houses.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

217-20 Emergency Ordinance No. 21-252: Authorizing the City Manager to enter into Amendment No. 2 to the Subrecipient Funding Agreement with the Clark County Combined Health District to modify the agreement attachments and to extend the period of performance to July 15, 2022; and declaring an emergency therein.

Mrs. Chilton asked if the contract amendment with the Health District would provide additional COVID testing and vaccines. Mr. Beckdahl indicated the additional support would help defray costs associated with tests and vaccinations and extends the contract period. Mr. Heck noted the Health District's testing site on East High Street is open on Mondays, Wednesdays and Fridays from 10 a.m. to 2 p.m. with an appointment.

Dr. Estrop recognized Health Commissioner Patterson and his staff for their work.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

ITEM ADDED TO THE AGENDA: EMERGENCY ORDINANCE

The following emergency legislation was presented for the first time:

220-21 Emergency Ordinance No. 21-253: Authorizing the Installation of a Sludge Storage Facility at the Wastewater Treatment Plant from BlueScope Construction, for an amount not to exceed \$2,533,383.00, through Sourcewell, pursuant to the Sourcewell Contract Purchasing Cooperative Program, in accordance with the provisions of Section 9.48 of the Ohio Revised Code; and declaring an emergency therein.

Mr. Copeland spoke on the extreme costs related to sewage and wastewater processing.

Mrs. Chilton asked for additional detail on the sludge storage facility project. Mr. Heck noted the proposed project would use ARPA funding and save money in the long term. Mr. Moore provided more details on the process explaining the reduced costs associated with covering and storing processed sludge as opposed to the high costs associated with hauling liquid away. Mr. Beckdahl noted acting on the project as an emergency ordinance would save approximately \$100,000 as prices continue to rise.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

COMMENTS FROM COMMISSIONERS

211-21 Dr. Estrop asked for an update on the emergency demolition authorized by the commissioners at the last meeting. Mrs. Meadows spoke on the demolition site which is nearly finalized. The demolition contractor and utility companies had the safety concerns addressed and majority of the demolition completed by the next day. Mrs. Meadows also explained the former building's concrete slab remains at the site to reduce the risk of contaminated soil until tested.

2-21 Mrs. Chilton asked Police Captain Moos to provide more details on the National Night Out event discussed at the last meeting. Captain Moos indicated a 2021 event was not planned as COVID concerns remained through the spring and summer; however, staff is currently planning for a 2022 event.

2-21 Mrs. Chilton congratulated new Deputy City Manager Cobbs on her recent promotion.

COMMENTS FROM THE AUDIENCE

2-21 Mr. Harold Frost, 2043 Armsgate, spoke on concerns related to bicycles, scooters, four wheelers and other motorized vehicles on sidewalks.

Mr. Copeland agreed that the new electric scooters are to be ridden in the street.

Captain Moos noted officers have attended training and will be assigned to address this issue. Dr. Estrop asked for contact information for reporting issues. Captain Moos stated citizens may call the non-emergency dispatch number of 937-324-7680, but calling the Police Information Desk at 937-324-7685 will place specific areas on a watch list for officers to check.

Mr. Rue noted the Bird Scooter representatives are addressing concerns as riders become educated in their use.

COMMUNICATIONS

53-21 Minutes from the July 12, 2021, meeting of the National Trail Parks and Recreation District Board.

149-21 File-stamped copy of Ordinance No. 21-213 as filed with the Clark County Recorder and Auditor.

153-21 File-stamped copy of Ordinance No. 21-212 as filed with the Clark County Recorder and Auditor.

211-21 Notification from the Ohio Division of Liquor Control of a new liquor permit request for Groceryland Springfield LLC dba Groceryland, 1822 Limestone Street, Springfield, Ohio 45505.


218-21 Federal Transit Administration (FTA) Fiscal Year 2021 Triennial Review – Final Report and Closeout Letter.

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There being no further business, on motion of Dr. Estrop, seconded by Mr. Rue, the meeting adjourned at 7:57 p.m.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION